

## Chapter 3: Land Use and Neighborhood Design

Shandon residents envision a community that provides a balance of housing options, commercial and employment opportunities, and public amenities such as parks and trails. The Land Use and Neighborhood Design Chapter encourages a variety of development opportunities while responding to the need to preserve important agricultural and environmental resources and to maintain Shandon's small-town character. The Plan seeks to manage growth while increasing the quality of development through appropriate design of neighborhoods. The policies and implementing programs found in this chapter, together with the community planning standards found in Chapter 22.110 of the Land Use Ordinance, are intended to guide the design and implementation of new development within the community.



Crawford W. Clarke Memorial Park

Table 3.1 shows a summary of the different land use types within the Study Area for the Shandon Community Plan, the approximate acreage for each land use type and the relative distribution of land (percentage) for each land use type. (Section 3.1 describes the different land use areas). Where residential uses are allowed, the table identifies the average number of dwellings allowed in terms of dwelling units per acre, the number of units that existed in 2012, the number of potential new units that could be added based on the acreage of each land use type, and population estimates. Non-residential uses are characterized in terms of potential floor area expressed in square footage. The total figures are the maximum at plan buildout, including all uses in existence when the Community Plan was adopted. Figure 3.1, Land Use Plan, illustrates where the land use areas are located.

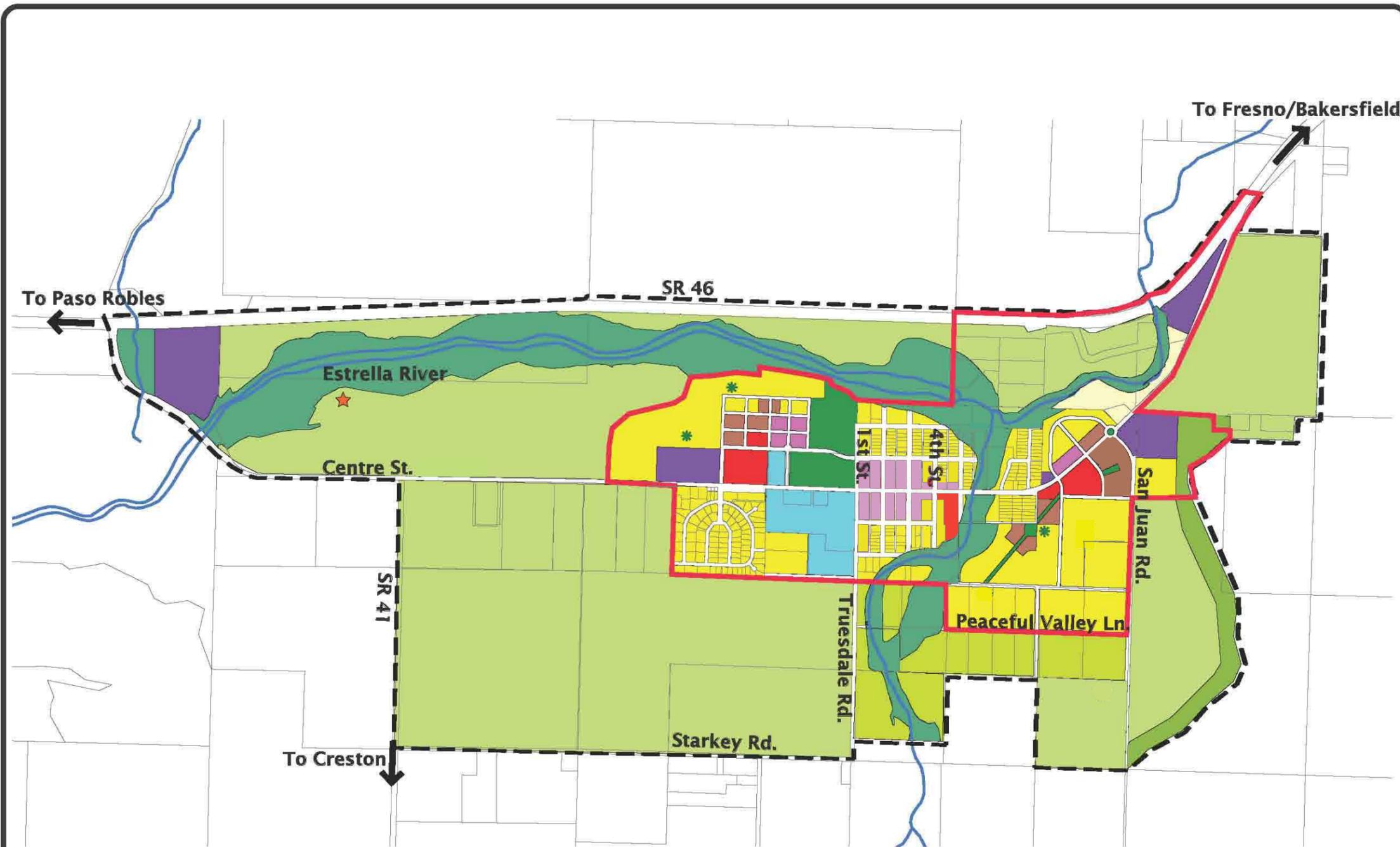


## LAND USES

- AG Agriculture
- CR Commercial Retail
- CS Commercial Service
- C Creek Area
- H Habitat Area
- PF Public Facility
- REC Recreation
- MFR Residential (13-20 du/ac)
- RSF Residential (2-12 du/ac)
- RS Residential (1-5 acre lots)
- RR Residential (5-20 acre lots)
- MU Mixed Use

## MAP FEATURES

- Urban Reserve Line
- Study Area
- Creeks
- General Location of Potential Park Sites
- General Location of Potential Wastewater Treatment Facility



Note: The street layout and placement of land use areas on the Master Plan Areas are conceptual. Please refer to Section 3.2 that describes the process and timing for establishing the actual locations.

**Figure 3.1**  
Land Use Plan

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**Table 3.1: Land Use Summary**

Land Use	Acreage	Land Use Distribution	Units per Acre	Existing Units (2012)	Potential New Units	Total Population <sup>1</sup>	Maximum Non-Res. Sq. Feet <sup>2</sup>
Residential Suburban (RS)	17	0.8%	<1	3	14	62	-
Residential Single Family (RSF)	239	11.4%	4.2	289	704	3634	-
Residential Multi-Family (RMF)	20	1.0%	13.9	2	276	1017	-
Commercial Retail (CR)	22	1.1%	-	3	-	11	59,300
Commercial Service (CS)	60	2.9%	-	1	-	4	177,000
Mixed Use (MU)	17	0.8%	7.1	53	67	439	80,700
Public Facilities (PF)	35	1.7%	-	-	-	-	-
Recreation (REC)	29	1.4%	-	-	-	-	-
Creek (C) & Habitat (H)	345	16.6%	-	-	-	-	-
Residential Rural (RR)	73	3.5%	-	*			-
Agriculture (AG)	1040	50%	-	8*	17	92	-
Streets, Trails, etc.	184	8.8%	-	-	-	-	-
<b>TOTAL</b>	<b>2,081</b>	<b>100%</b>		<b>359</b>	<b>1,078</b>	<b>5,259</b>	<b>317,000</b>

## Notes:

- Population estimates are based on 3.66 persons per household.
  - The maximum non-residential floor area is based on floor area averages for each land use area, build-out assumptions of less than 100% in portions of the expansion areas, and preliminary site analysis of the existing (2012) parcels along East Centre Street.
- \* Units outside of the URL are not included.

Table 3.2 shows a summary of potential residential growth under the Community Plan compared with the number of dwelling units in 2012.

<b>Table 3.2: Potential Residential Development</b>	
<b>Residential Development</b>	<b>Units (Buildout)</b>
Units within the adopted URL in 2012	359
Potential New Units Per Land Use Type	
Residential Suburban	14
Residential Single Family	704
Residential Multi-Family	276
Commercial Retail	0
Commercial Service	0
Mixed Use	67
Public Facilities	0
Recreation	0
Open Space	0
Agriculture	17
Subtotal (new units)	1,078
<b>Total (includes units existing in 2012)</b>	<b>1,437</b>

Assumptions:

1. Some existing units will be replaced by new units.
2. Residential Multi-Family will average 13.8 units per acre.
3. 2 units per lot for the small agricultural lots north of Cholame Creek.
4. Residential Single Family will average 4.3 units per gross acre.

## 3.1 Shandon Land Uses

The Land Use Map (Figure 3.1) depicts a variety and balanced arrangement of proposed land uses that will serve the needs of the community as it develops in the future. The map is not intended to show the exact boundaries of proposed land use categories (zones). Instead, it shows generalized land use patterns that provide the basis for the more specific land use categories that are shown on the Official Maps of the Land Use Element. Those land use categories determine where the requirements and standards of the San Luis Obispo County Land Use Ordinance apply.

### 3.1.1 Residential Land Uses

The Shandon Community Plan identifies three residential land uses to accommodate a variety of housing types: Residential Single Family (RSF), Residential Multi-Family (MFR or RMF), and Residential Suburban (RS). The following descriptions include a summary of each residential use. The residential areas establish minimum and maximum densities, expressed either as a minimum parcel size (in the case of Residential Suburban) or as the number of dwelling units per gross acre. A gross acre includes not only the area required for the actual residential use (dwelling unit and yard), but also the area required for local streets and utilities necessary to serve each residential neighborhood.

An important aim of this Community Plan is to encourage and provide opportunities for development of workforce housing. Such housing is defined by affordability and market demand, offering working families the opportunity for housing ownership. It is typically located close to job centers. In the RSF areas, workforce housing units should contain the same quality and character as traditional RSF units, but be designed at a smaller scale and footprint. Examples include bungalows, cottages, and duplexes. In MFR areas, workforce housing units should be seamlessly integrated into multi-family developments. This can be accomplished by designing units with smaller floor plans that are placed on smaller lots or by incorporating apartments, townhouses, row houses, and condominiums into development projects.

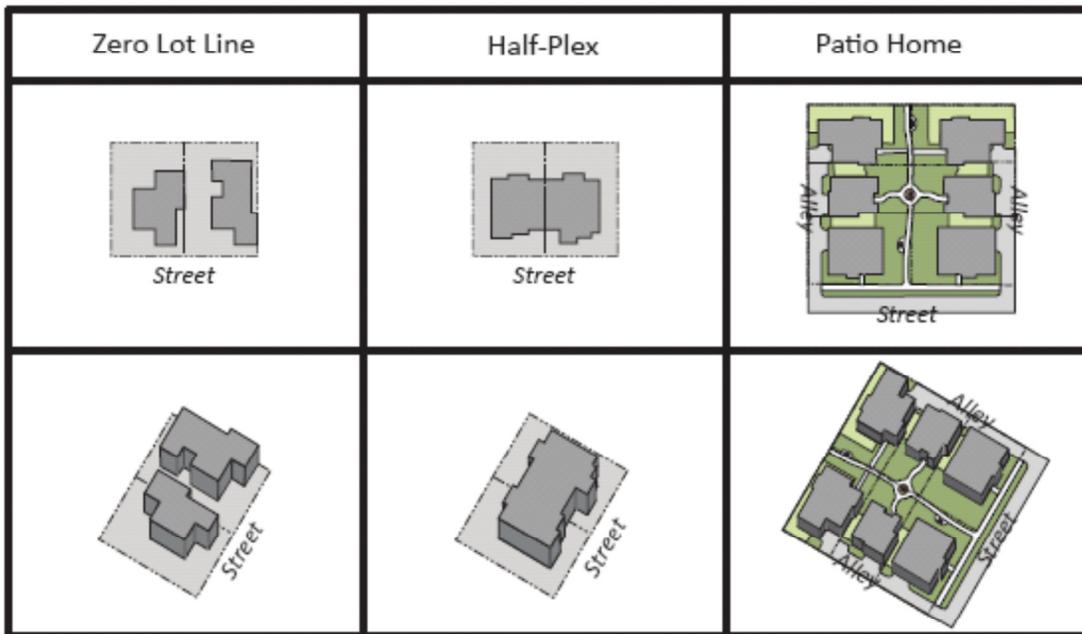
### **Residential Single Family (RSF)**

The Residential Single Family (RSF) areas provide for single family residential neighborhoods that consist of a variety of housing configurations and densities. In 2012, the community was comprised of primarily single family dwellings located north and south of Centre Street. The RSF land use areas provide for a variety of residential units, including single family detached units, single family-zero lot line units, single family patio homes, duplexes, and half-plexes (please refer to Figure 3.1.1). Densities may vary from 2 to a 12 dwelling units per gross acre, with an average density of 4.2 units per acre throughout the land use area. Other allowable uses in RSF include parks, schools, religious facilities, daycare, and mobile home parks.

### **Multi-Family Residential (MFR)**

The Multi-Family Residential (MFR) areas encourage a mix of attached and detached multi-family units for a variety of income levels. The housing types may include: detached zero lot line units, detached patio units (please refer to Figure 3.1.1), duplexes, townhouses, condominiums, “garden apartments” (low-rise apartment buildings with landscaped grounds that are often in a central open area), triplex homes on smaller lots, or multi-unit complexes. Multi-family housing is located within convenient walking distance to parks, schools and neighborhood and other commercial centers. The densities within these areas range from a minimum of 13 to a maximum of 20 dwelling units per gross acre. Other allowable uses in MFR include parks, schools, religious facilities, daycare, and mobile home parks.

**Figure 3.1.1**  
Small Lot  
Residential Development



**Residential Suburban (RS)**

In the proximity of Cholame Creek, residential development should be located away from the creek; subdivision application should include provisions for clustering rather than large lot divisions. Residential Suburban lots can accommodate secondary dwellings, the keeping of large animals, and hobby farming. Other allowable uses include parks, schools and religious facilities.

<b>Table 3.3: Residential Density Standards</b>		
Residential Area	Minimum Density or Parcel Size	Maximum Density or Parcel Size
Residential Suburban	1 parcel /5 acres	1 parcel/acre
Residential Single Family	2 units/acre	12 units/acre
Residential Multi-Family	13 units/acre	20 units/acre
Mixed Use	---	10-12 units/ac.

Note: Densities are per gross acre. The range of densities helps provide a variety of housing types for a variety of income levels. The average density for single family areas is 4.2 units per gross acre; 13.8 units per gross acre for multi-family areas.

### 3.1.2 Commercial Land Uses

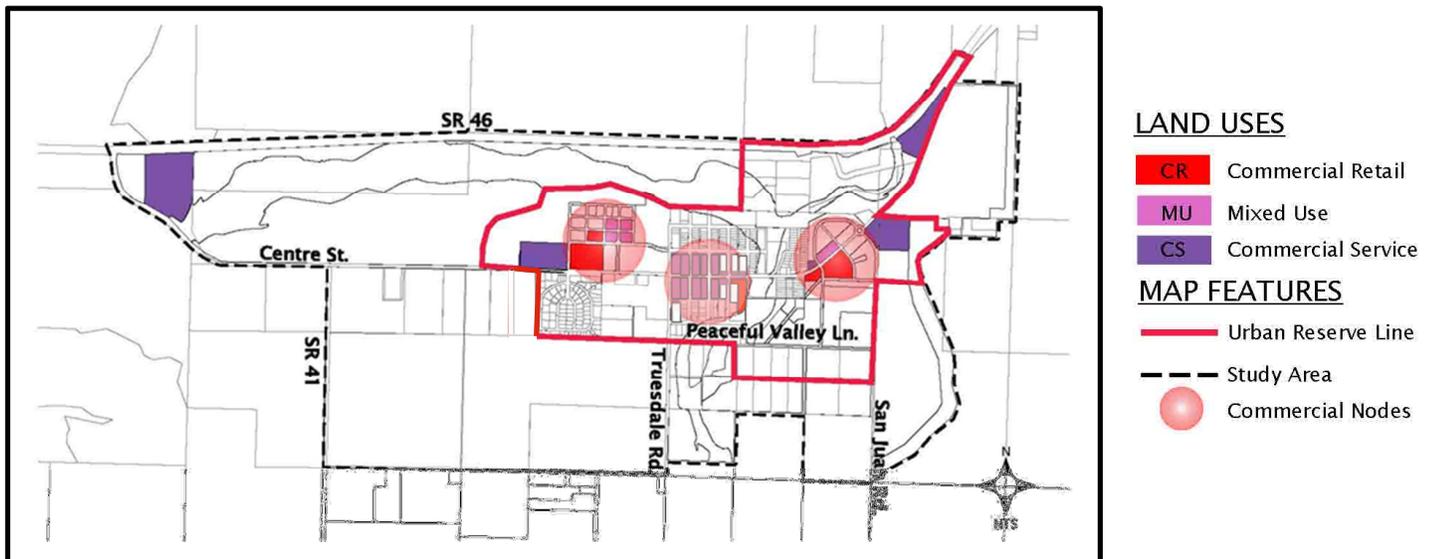
The Community Plan establishes three commercial land uses: Commercial Retail, Mixed Use and, Commercial Service. These commercial land uses are strategically located to serve the daily needs of Shandon residents by providing goods, services, entertainment, and employment opportunities. Commercial areas are located to complement each other and provide a variety of amenities to serve the community and surrounding area. See Figure 3.1.2 for the locations of commercial areas.

The downtown commercial area promotes the development of a complementary mix of residential, commercial, office, civic, and personal services, while enhancing the community’s small town character and the feeling of being “downtown.” Additional commercial land uses are proposed throughout the community that will complement the downtown area and offer everyday goods and services. The commercial centers provide opportunities for neighborhood retail shops, outdoor gathering areas, restaurants, services and/or business-professional uses to support the daily needs of residents.

The neighborhood commercial areas are intended to serve a neighborhood’s daily retail needs. Uses typically found within these areas include markets, restaurants, cafés/delis, bakeries, ice cream parlors, pharmacies, laundromats, barbershops, hair salons, hardware stores, gas stations, banks, offices, and other similar uses generally serving nearby residential areas.

Located in the northwest corner of the Study Area at SR 46 and West Centre Street is a visitor-serving area that could accommodate a gas station, lodging, restaurant, and agriculturally-related retail sales.

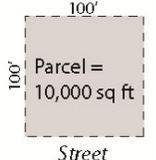
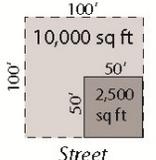
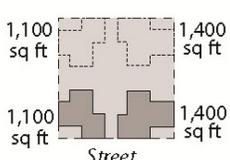
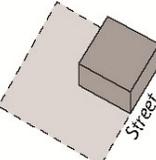
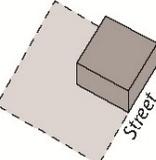
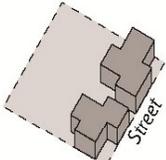
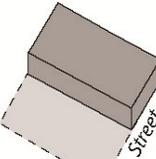
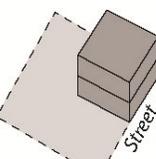
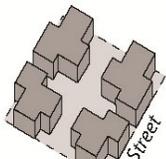
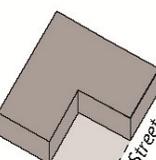
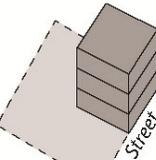
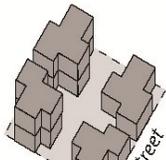
**Figure 3.1.2**  
Commercial Areas



In order to achieve a compact urban form, the Community Plan encourages floor area ratios consistent with those found in small downtowns rather than in suburban settings. Floor Area Ratio (FAR) is the ratio of building space to land area that is an indicator of the intensity of development on a parcel. Figure 3.1.3 illustrates three examples of FAR. Along Centre Street and in Mixed Use areas, FARs from 0.5 to .0.75 are appropriate. Uses requiring larger parking lots may have FAR's between 0.25 and 0.35. The visitor-serving parcel at West Centre Street and SR 46 is expected to be developed with an FAR of 0.20 or less. Higher FARs help maintain a compact urban form and reduce the pressure for future expansion into agricultural lands.

**Figure 3.1.3**  
Floor Area to Land Ratios

FAR = Floor Area Ratio. The FAR indicates the maximum intensity of development on a parcel. The FAR is expressed as the ratio of building space to land area. For the purposes of this illustration, building space is the enclosed gross leasable space.

Floor Area Ratio $\text{FAR} = \frac{\text{Total Building sq ft.}}{\text{Total Parcel sq ft.}}$	 100' Parcel = 10,000 sq ft Street	 100' 10,000 sq ft 50' 2,500 sq ft Street	 1,100 sq ft 1,400 sq ft Street
FAR = .25			
FAR = .50			
FAR = .75			

# Figure 3.1.4

## Downtown Illustrative Plan



### LEGEND

-  Existing Residential Buildings
-  Existing Commercial Buildings
-  Illustrative Commercial Buildings



### **Centre Street Commercial Corridor**

The following vision for the Centre Street Commercial Corridor is intended to encourage commercial revitalization and enhancements along Centre Street and to enable continuity throughout the downtown as it grows from Centre Street to other parts of the community. This vision is implemented by the commercial design standards in Chapter 22.110 of the Land Use Ordinance and the commercial design guidelines in Section 9.6.

Centre Street is centrally located within Shandon, and commercial development along this main street is planned to provide the opportunity to meet the daily shopping and employment needs of residents. As one enters the community from the west, the gateway to town will be enhanced by the tree-lined street adjacent to a center of employment in the commercial service area on the north side of the street. Between the employment center and the fire station is the location of retail businesses, service providers and civic uses (see the discussion of the western commercial node in Section 3.1.2). This area could include a market, drug store, new library, health clinic or similar uses that may require larger parking lots.

After passing the park, the historic downtown appears with pedestrian-friendly commercial and civic uses (this is the core downtown node in Section 3.1.2). This area should include common open space areas in the form of a plaza or green space that provides a place for people to relax, play, and interact. The area is well-connected to the surrounding residential neighborhoods via the historic street grid. This grid has ample rights-of-way and usable alleys that can be enhanced with landscaping, sidewalks, lighting, etc. to complement Shandon's existing inclination for walking. The Mixed Use designation applied to the residential lots adjacent to Centre Street will allow, as the town grows, small-scale businesses to be established as stand-alone uses or in combination with residential uses. This will make the Centre Street neighborhood more diverse, active and economically vital, and will provide a better connection to the expansion area north of the community park that, combined with the historic downtown, will make up Shandon's long term downtown (see Section 3.5.1 for details of this area). Figure 3.1.4 gives an illustrative example of this vision for a portion of Centre Street.

East of the historic downtown, after crossing San Juan Creek, is the eastern commercial node. The look and feel of this area fronting on Centre Street is similar to that of the core downtown. Tucked behind Centre Street is space for uses similar to those in the western commercial node. This node is within close proximity to multi-family and small-lot residential development. At the intersection of Centre Street and San Juan Road is an employment area that helps enhance the easterly gateway into town. Section 3.4 provides details for this area.

### **Commercial Retail (CR)**

The Commercial Retail (CR) areas are intended to serve the community and surrounding area's daily retail needs. The Commercial Retail areas consist of three "nodes" along Centre Street with the objective of attracting varying yet compatible retail uses. The central node serves as Shandon's "downtown" and extends from 1st Street to 5th Street. As the community grows, the central node will expand when nearby residences in the Mixed Use areas transition to include commercial uses and when the expansion area north of the park develops. Residential units should remain an important component of the downtown area and can be integrated with commercial uses. A western commercial "node" is located west of the fire station and an eastern "node" is located between 8th Street and San Juan Rd. Uses such as markets that are dependent on larger parking lots should be located outside of the core downtown "node."

The three nodes are to be connected by tree-lined streets and sidewalks that make the downtown an appealing and pedestrian-friendly place. The commercial retail areas are to be balanced with amenities that may include a conveniently located common open space area in the form of a plaza or green space to provide a place for people to relax, play, and interact. Attractive lighting and landscaping and places to sit should further enhance the hometown aesthetic. Small-scale buildings are to be oriented toward the street edge and include features such as awnings to shade the street, large transparent windows, and easily identifiable entryways. The architectural vernacular should be compatible with the community's historic small town identity, nearby agrarian form, climate and natural setting.

### **Mixed Use (MU)**

The areas identified as Mixed Use (MU) in this Plan will be included in the Commercial Retail (CR) land use category on the Official Maps. However, in this Plan, the MU areas identify where mixed use development is encouraged. The intent of the MU areas is to promote the development of a complementary and creative mix of residential, commercial, office, civic, and government services along Centre Street and other areas as shown on Figure 3-1. These areas are intended to support a full range of neighborhood retail and service uses, including small markets, restaurants, and specialty shops. Medical, professional and other general office or government services are also envisioned. The MU areas within existing neighborhoods will allow property owners to establish a commercial use, develop a combination of commercial and residential uses, add a commercial use to an existing residential use, or redevelop their properties in a similar manner. This will contribute to a diversity of uses and activities, encourage economic opportunities, and add character to the community's central core.

### **Commercial Service (CS)**

The Commercial Service (CS) areas are intended for business centers that will provide for head-of-household jobs in clean industries. Examples are business and commerce parks, warehouse and distribution centers, light manufacturing and fabrication (limited to indoor activity) and other similar uses located in a low intensity, landscaped setting with quality architectural design. On-site retail uses serving employee needs may also be permitted. The Plan contains two gateway commercial sites which are located at the intersections of Highway 46 with West Centre Street and East Centre Street. These sites could accommodate lodging, restaurants, service stations, a visitor's center, and agriculturally-related retail sales.

### **3.1.3 Recreation (REC)**

The Recreation (REC) areas provide for multiple recreational opportunities. Existing recreational facilities include a community park (Crawford W. Clarke Memorial Park) with a swimming pool, community meeting hall, tennis courts, and day use facilities. As Shandon develops in the future, it will need additional community park acreage. The residents will also need to be served by neighborhood parks that are strategically located throughout town to serve residential neighborhoods within convenient walking or biking distances. Smaller parks within residential areas, such as “pocket parks,” may also be provided. The Land Use Plan identifies potential general locations for various park sites.

### **3.1.4 Public (PF)**

The Public Facilities (PF) areas are for public/government-owned or operated facilities. Public Facilities uses typically include schools, libraries, community centers, fire and police stations, and other similar public uses.

### **3.1.5 Shandon Vicinity Creek Area (C) and Habitat Area (H)**

The areas identified as Creek Area (C) and Habitat Area (H) in this Plan are included in the SRA combining designation on the Official Maps, but are not included in the Open Space land use category. The Creek Areas correspond to the 100-year floodplains of Cholame Creek, San Juan Creek and the Estrella River, and the Habitat Area identifies a buffer along the easterly edge of the URL. These areas, consisting of riparian vegetation and grasslands, are important biological corridors. They provide a buffer between urban development and agricultural uses, and may ultimately remain undeveloped or contain passive recreational uses, with more intensive uses outside of the (C) and (H) areas.

### **3.1.6 Agriculture (AG)**

The Agriculture (AG) areas include several small parcels less than 20 acres in size north of the Estrella River; each is allowed to have two dwelling units. Other agricultural lands within the Study Area are under Land Conservation Act (Williamson Act) contract. This includes portions of the Peck Ranch and Halpin Master Plan Areas that are planned for conversion to non-agricultural uses. (Please see Table 3.4.)

The Williamson Act is a California law that provides incentives to preserve agriculture and open space and discourage its conversion to urban uses. Landowners enter in a contract with San Luis Obispo County to restrict their lands to agriculture and open space uses in exchange for a lower tax assessments on their parcels. This tax assessment is consistent with the actual use of the land, rather than the potential market value. Landowners enter into these contracts for a period of 10 years, with an automatic annual renewal, unless San Luis Obispo County or the landowner files a “notice of non-renewal.” Williamson Act parcels within the Study Area are as follows:

<b>Table 3.4: Williamson Act Parcel Data</b>			
	<b>APNs*</b>	<b>Application</b>	<b>Contract Expiration Date</b>
Peck Ranch	017-163-074 019-171-027	AGP2004-00007	Feb. 7, 2015
Halpin	017-163-076 017-163-077**	A030009N	Jan. 1, 2013
Jackson***	017-163-090	--	--
<small>* Assessor Parcel Numbers (APNs ) are subject to change. The 2011 APN map is located in Appendix F.  ** Not within the Urban Reserve Line.  *** Property is remaining in Williamson Act Contract; therefore is not included within the URL.</small>			

As land is developed, conflicts between agricultural and urban uses allowed by the Shandon Community Plan may occur. Such conflicts include inconveniences or discomforts to residents from nearby agricultural operations due to noise, dust, sprays, and smells, and potential damage to agricultural operations caused by household pets or trespassing. The County has a “Right-to-Farm” Ordinance that requires disclosure to buyers that they may be subject to such inconveniences or discomforts. Establishing adequate separations or “buffers” between sensitive uses and agricultural land is another method the County uses to reduce potential conflicts. Agricultural buffers are placed on the non-agriculture site. The buffer distances vary depending on the intensity of the agricultural use. In some cases, the buffer may be as small as 50 to 100 feet and in other cases the buffer may be as large as 600 feet. The appropriate buffer size is determined with the land use permit or subdivision application on the non-agriculture parcel.

## 3.2 Master Plan/Development Plan Expansion Areas

The URL boundaries shown on the Land Use Plan Map (Figure 3.1) designate areas where the community is expected to grow and public services are planned to be extended. Within the URL are Master Plan areas for future community expansion. Those areas are intended to provide a range of complementary land uses necessary to support livable neighborhoods that are integrated into the existing community.

The Community Plan provides standards for preparation of Master Plans for the following plan areas:

- Fallingstar
- Halpin
- Peck Ranch

### 3.2.1 Master Plan Requirements

Each Master Plan shall address the following:

1. The distribution, location, and extent of land uses within the area covered by the Master Plan.
2. The proposed distribution, location, extent and intensity of major components of public and private transportation, wastewater, water, drainage, solid waste disposal, energy, and other essential facilities proposed to be located within the area covered by the Master Plan.

3. Standards and criteria by which development will proceed, and standards for the conservation, development, and utilization of natural resources, where applicable.
4. A program of implementation measures, including regulations, programs, infrastructure improvements, necessary rezoning and land use entitlements, and financing measures.
5. Provision of commercial development for goods, services and employment in time to serve the growing population, consistent with market demand.

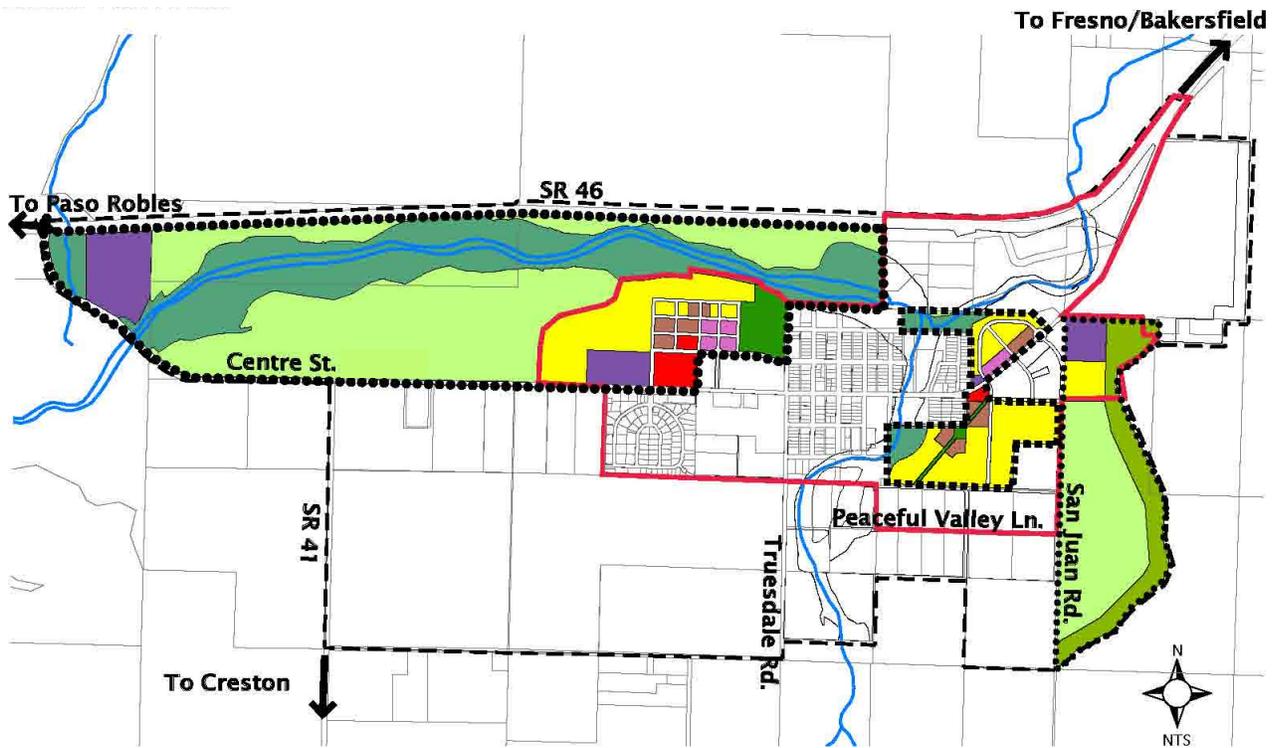
The overall land use pattern and total amount of development within a proposed Master Plan area must be consistent with the land uses of the Shandon Community Plan. The specific distribution of land uses on portions of the Master Plan area may differ somewhat from that shown in the Community Plan, as long as the total acreage, range of housing densities, and public amenities identified in the Community Plan are maintained.

In addition to the requirements described above, all Master Plans shall be planned and designed to carry out the following objectives and principles.

### **3.2.2 Master Plan Objectives**

The objectives for Master Plans proposed within the community are to:

1. Implement the San Luis Obispo County General Plan and the Shandon Community Plan;
2. Establish a framework for the orderly development of expansion areas that prioritizes conversion of agricultural lands consistent with Agriculture Element Policy 24, ensuring that development is well-connected and complementary to the existing downtown, community core, and residential neighborhoods;
3. Coordinate development and ensure the construction of key infrastructure and public facilities; and
4. Develop site-specific standards and programs to protect substantial physical features, agricultural lands, and natural habitats such as rivers, creeks, hills, and corridors between those habitat areas.



### LAND USES

- AG Agriculture
- CR Commercial Retail
- CS Commercial Service
- C Creek Area
- REC Recreation
- MU Mixed Use
- H Habitat Area
- MFR Residential (13-20 du/ac)
- RSF Residential (2-12 du/ac)

### MAP FEATURES

- Urban Reserve Line
- Study Area
- Creeks
- Peck Ranch Master Plan Area
- Fallingstar Master Plan Area
- Halpin Master Plan Area

Note: The street layout and placement of land use areas on the Master Plan Areas are conceptual. Please refer to Section 3.2 that describes the process and timing for establishing the actual locations.



Figure 3.2  
Master Plan Areas

### 3.2.3 Master Plan Sustainability Principles

The following principles are to be incorporated into the Master Plan areas in order to achieve sustainable development.

1. **Walkability** – Provide strong pedestrian connectivity and ensure that new residences are no more than approximately one-half mile from services, future transit and other daily needs.
2. **Public Transit** – Consider future public transit needs in the layout of the Master Plan areas. Future transit should be well linked and provide extensive coverage to as many facilities, amenities and residences as possible within a one-half mile walking distance. The transit systems should be part of the regional transit network.
3. **Water Conservation** – Use techniques and technologies, including, but not limited to, ultra-low-flow fixtures, native and/or appropriate drought-tolerant landscaping, high-efficiency irrigation systems, and natural drainage systems.
4. **Parks and Open Space** – Provide well-linked passive and active parks to enhance the Master Plan Areas’ recreational amenities and provide opportunities for exercise and recreation.
5. **Materials and Methods of Construction** – Use materials that are appropriate to the local area. Materials should, preferably and as practicably possible, be obtained locally and have at least some recycled components. Sustainable best management practices (BMPs) such as pervious pavements should be incorporated in site designs.
6. **Green Technology** - Require “green” technology, including the use of solar components and “Low Impact Development” (LID) design techniques. Examples of LID techniques include bio-swales for water capture and filtration, and retention areas that may be also used as park sites.
7. **Balanced Growth** – Provide opportunities for and facilitate commercial development for goods, services and employment in time to serve the growing population, consistent with market demand.
8. **Agricultural Resource Protection** – Provide appropriate buffers and transitions between urban and agricultural uses.

## 3.3 Master Plan Design Principles

### 3.3.1 Community Design Principles

#### Compact Development

1. Make use of compact development to minimize economic, social and environmental costs and use resources and infrastructure efficiently.

### **Center Focus**

2. The Commercial nodes on Fallingstar and Peck Ranch should accommodate an appropriately-scaled and economically healthy core or center with a range of commercial, residential, civic, cultural, and recreational uses.

### **Neighborhood Identity.**

3. Design neighborhoods with unique identities and with defined common and open spaces.

### **Connectivity**

4. Provide logical, attractive and safe pedestrian and bicycle circulation within new development areas, and connect such areas with existing residential and commercial areas.
5. Provide for a pedestrian connection over San Juan Creek.
6. Design the street system to provide an overall grid-type of layout that provides multiple routes of travel and reduces congestion.
7. Ensure that the community is well-connected or linked by providing a mix of attractive and safe pedestrian, bicycle and vehicular routes within new development areas and by connecting those areas to existing residential and commercial areas.

### **Mixed Use and Diversity**

8. Provide a mix of shops, offices, apartments, and homes in appropriate locations.

### **Utilities and Streets**

9. Utilize design measures to encourage automobiles to travel at slower speeds, particularly through residential areas.
10. As allowed by State and Federal law, place all utilities underground.
11. Design street lighting to provide adequate illumination for public safety, but limit light pollution.
12. Plan for all homes to connect to the sewer system.
13. Construct paved streets. Install gutters (may include bio-swales where appropriate) and sidewalks for commercial areas.
14. Design drainage systems to maximize percolation. Use Low Impact Development (LID) techniques such as roadside drainage/infiltration in areas with lower-density development.
15. Design a circulation system to help deter congestion around school sites and commercial areas during critical times of the day and evening hours.

### **Environment**

16. Design development to take into account and follow the existing topography in order to reduce the impact of grading and the need for excessive infrastructure.
17. Work with state and federal agencies to accommodate wildlife needs, such as preserves or corridors, based on biological/scientific evaluation.
18. Design and orient development in a manner that minimizes land use incompatibilities with agricultural resources and operations.

### **3.3.2 Housing Design Principles**

#### **Work Force and Affordable Housing**

1. Integrate work force and affordable housing into proposed neighborhoods and development. Provide opportunities for ownership and rental housing in a combination of affordability levels: very low income, lower income, moderate income, and work force housing.

#### **Housing Variety**

2. Provide a variety of housing types that includes single family residential units on lots of varying sizes, as well as high density multi-family units, such as apartments, duplexes, triplexes, four-plexes, townhouses, and condominiums.
3. Include a variety of housing types in each development phase where possible.

#### **Housing Densities**

4. Plan for higher housing densities near commercial areas, public services and transit, in keeping with the County's Strategic Growth Principles. Allow for densities to generally decrease as the distance from such areas increases.

### **3.3.3 Public Utilities, Services and Circulation**

Development will involve significant improvements in public services, primarily water, wastewater, and circulation. Shandon's water system was not originally designed to accommodate major community expansion. Water supply and storage improvements are needed for successful development. Additional water storage facilities are needed to provide for adequate emergency and fire protection storage for the existing community, as well as for the demands of new development. The town's water storage reservoir is located on the Halpin property outside of the URL, and it is anticipated that a new water storage reservoir will be needed in that vicinity.

A wastewater treatment facility will be necessary to accommodate the density of residential and commercial development that is envisioned. Project development would include the construction of a wastewater collection, treatment and disposal system to serve the development. The system will need to be designed as a public facility, with provisions for future expansion to provide service to the existing town.

Circulation system improvements will also be needed to accommodate the additional traffic and pedestrian volumes generated by development in the Master Plan Areas. Improvements will be required, for example, to Centre Street, San Juan Road, and the SR 46 intersections with East and West Centre Streets. Internal project streets will need to be developed to County standards, including paved streets. Pedestrian access over San Juan Creek will need to be improved.

Project impacts to other public services such as police (Sheriff) and fire protection will be evaluated through the Master Plans and their environmental determinations.

### **3.4 Fallingstar and Halpin Master Plan Areas**

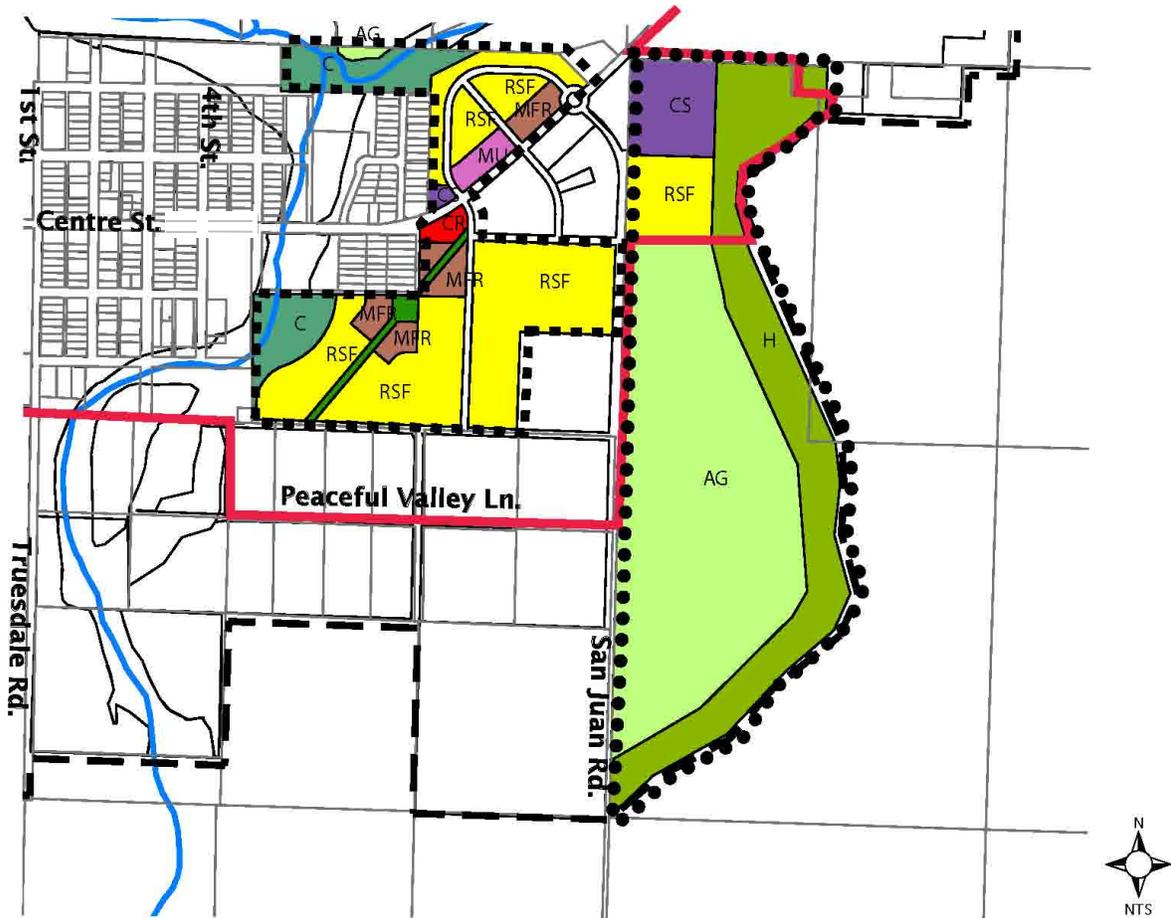
The Fallingstar Master Plan Area consists of approximately 86 acres and is located in the southeastern part of the community on gently sloping land. This area is to be developed with residential single family, multi-family, commercial, and related uses (See Figure 3.3).

The Fallingstar Plan Area is envisioned as a master-planned community with a strong sense of place. The land use concept for this area should combine contemporary planning and design concepts with historical relevance and respect for the natural systems on the site. It should also complement the character of adjacent land uses. The land use design should arrange residential neighborhoods in close proximity to open space, natural habitat, and parks.

Primary access to the Master Plan Area is from Centre Street and San Juan Road. A hierarchical roadway system distributes traffic through the Master Plan Areas and internally connects the land uses. Alternative transportation opportunities will be promoted through the use of walking and bicycle systems.

The Halpin Master Plan Area lies east of Fallingstar and includes approximately 29 acres within the URL. Land uses within this area are to include open space, commercial services, and residential. The design for the eastern edge of the Plan Area should maintain a historic sense of openness by visually linking residents to open space, agriculture and the hillsides that form a magnificent backdrop to the community.

This property is subject to a Land Conservation Act contract until January 2013, when a Notice of Non-Renewal expires. Until that time, no residential or commercial development is permitted. The area has varied topography, with extensive moderately-sloping areas and numerous ridges and canyons where slopes range from 5% to near vertical. Significant site features include the state water pipeline, which generally parallels San Juan Creek Road, the County Service Area No. 16 Water Storage Facility, and several existing residential structures.



**LAND USES**

- AG Agriculture
- CR Commercial Retail
- CS Commercial Service
- C Creek Area
- H Habitat Area
- REC Recreation
- MU Mixed Use
- MFR Residential (13-20 du/ac)
- RSF Residential (2-12 du/ac)

**MAP FEATURES**

- Urban Reserve Line
- Study Area
- Creeks
- Fallingstar Master Plan Area
- Halpin Master Plan Area

Note: The street layout and placement of land use areas on the Master Plan Areas are conceptual. Please refer to Section 3.2 that describes the process and timing for establishing the actual locations.



**Figure 3.3**  
Fallingstar and Halpin  
Master Plan Areas

### 3.4.1 Fallingstar Master Plan Land Uses

The Fallingstar Master Plan Area includes approximately two acres of Commercial Retail, two acres of Mixed Use (commercial and office), 52 acres of Residential Single Family, 2.5 acres of Recreation, and 14.2 acres of Creek Area. The Fallingstar development would support a maximum of 395 dwelling units and approximately 1,450 people.

Table 3.5 shows a summary of the different land use types within the Fallingstar Master Plan Area, the approximate acreage for each land use type and the relative distribution of land (percentage) for each land use type (Section 3.1 describes the different land use areas). Where residential uses are allowed, the table identifies the average number of dwellings in terms of dwelling units per acre, the number of units that existed in 2011, potential new units that could be added based on the acreage of each land use type, and population estimates. Non-residential uses are characterized in terms of potential floor area expressed in square feet. The total figures are the maximum at plan buildout. Figure 3.3 illustrates where the land use areas are located.

Commercial land uses within Fallingstar consist of Commercial Service, Commercial Retail, and Mixed Use. This area serves as the eastern gateway into the community. The Commercial Retail and Mixed Use areas should provide complementary uses to the downtown core that could include restaurants, lodging, a visitor's center, or retail sales. The Commercial Service site on the north side of Centre Street could accommodate a service station or other service use that may not be appropriate downtown. The Mixed Use area encourages establishment of residential uses in combination with commercial, which should contribute to the diversity of uses and activities, encourage economic opportunities, and add character to the community's eastern gateway.

Residential areas within Fallingstar include both single family and multi-family development. Residential Single Family areas should be developed at a density similar to that of neighboring residential units, with an opportunity to increase density up to 12 units per acre as appropriate. Multi-family residential areas allow up to 20 units per acre and are intended to provide opportunities for a variety of housing types and choices, including rental and affordable housing. Concentrating residential density in this area will increase the number of people within walking distance of adjacent commercial uses.

Complementary to the principles found in Sections 3.2.3 and 3.3, the following design principles should be followed in the Fallingstar Master Plan:

- **Compact Development.** Design compact development to minimize economic, social and environmental costs and use resources and infrastructure efficiently.
- **Center Focus.** In the Commercial node, accommodate an appropriately-scaled and economically healthy village center with a range of commercial, residential, civic, cultural and recreational uses.
- **Neighborhood Identity.** Establish neighborhood identities using defined common and open spaces.
- **Connectivity.** Provide interconnected, attractive and safe pedestrian and bicycle circulation within new development areas and between those

areas and surrounding areas of town. Provide for a pedestrian connection over the San Juan Creek. Design the street systems to provide an overall grid type of layout that offers multiple routes of travel and reduces congestion.

- **Walkability.** Establish residential neighborhoods within a 10-minute walk to most services and employment areas. Design streets to be pedestrian-friendly with ample trees. Locate commercial buildings close to the street, placing parking behind buildings.
- **Mixed Use and Diversity.** In appropriate areas, provide a mix of shops, offices, apartments and homes in single blocks and neighborhoods.
- **Traffic Calming.** Utilize design measures to encourage automobiles to travel at slower speeds, particularly through residential areas.
- **Utilities and Streets.** Place utilities underground and design street lighting to provide adequate illumination for public safety while minimizing light pollution. Connect all land uses to a community sewer system. Pave streets and install sidewalks. Install gutters in commercial areas, multi-family areas and higher-density residential areas. In less dense areas, large landscaped areas, and areas adjacent to open space, utilize Low Impact Development (LID) practices such as bio-swales for handling roadside drainage.

### 3.5: Fallingstar (San Juan Village)

Land Use	Acres <sup>1</sup>	Land Use Distribution	Units /Acre <sup>2</sup>	Existing Units <sup>3</sup>	Potential New Units	Population	Non Res. Square Feet <sup>6</sup>
Residential Single Family (RSF)	52.2	60.6%	5.1	3	263	974	
Residential Multi-Family (RMF)	7.6	8.8%	14.0	1	106	392	
Commercial Retail (CR)	1.4	1.6%	-	1	-	4	9,000
Commercial Service (CS)	0.8	0.9%	-	-	-	-	5,000
Mixed Use (MU)	2.2	2.6%	9.5	-	21	77	16,000
Recreation (Rec)	2.5	2.9%	-	-	-	-	
Creek (C)	14.2	16.5%	-	-	-	-	
Collector Streets <sup>5</sup>	5.3	6.1%	-	-	-	-	
<b>Sub-Total</b>	<b>86.2</b>	<b>100.0%</b>	<b>-</b>	<b>5</b>	<b>390</b>	<b>1,447<sup>4</sup></b>	<b>30,000</b>
<b>Total</b>	<b>86.2</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>395</b>	<b>1,446</b>	<b>30,000</b>

Notes:

1. Represents gross acreage, including internal streets and alleys.
2. Represents the gross density for each residential land use area in the San Juan Village project. Communitywide averages are identified in Table 3.1.
3. Existing units may be replaced by new units. The existing unit in the Commercial Retail land use area may be replaced in a residential single family area.
4. Population estimates are based on 3.66 persons per household with variation due to rounding.
5. Includes the rights-of-way for Centre Street and San Juan Road. There are approximately 8 additional acres of internal streets, paths and alleys within the San Juan Village project.
6. Non-residential floor area is based on floor area averages for each land use area, build-out assumptions of less than 100% in the Commercial Retail, Mixed Use and Commercial Service areas.

### 3.4.2 Halpin Master Plan Land Uses

The Halpin Master Plan Area is intended to create a lower density neighborhood that provides a transition from urban to rural and agricultural uses located to the south and east of the community. The Master Plan Area includes approximately eight acres of larger-lot Residential Single Family (RSF) land that may yield a maximum of 16 units and a population of 59. A nine-acre Commercial Service (CS) area is provided at the northern border of the Halpin Master Plan Area that has the potential to provide approximately 53,600 square feet of gross floor area. Habitat Areas and Agriculture border Halpin to the north, east and south.

Table 3.6 shows a summary of the different land use types within the Halpin Master Plan Area, the approximate acreage for each land use type and the relative distribution of land (percentage) for each land use type. (Section 3.1 provides a description of each land use type). Where residential uses are allowed, the table identifies the average number of dwellings in terms of dwelling units per acre, the number of units that existed in 2012, potential new units that could be added

based on the acreage of each land use type, and population estimates. Non-residential uses are characterized in terms of potential floor area in square feet. The total figures are the maximum at plan buildout. Figure 3.3 illustrates where the land use areas are located.

The Commercial Service site located on San Juan Road adjacent to Centre Street is intended to attract a business park or light industrial-type use that provides local employment opportunities. The use should be compatible with the Residential Single Family (RSF) uses to the south. It is important for this site to develop in a timely manner so that commercial development keeps pace with residential development and helps implement the economic policies found in Chapter 2.

A small Residential Single Family area helps to create a transition from urban to habitat and agricultural uses. This area is required to have larger lots at a lower density. Homes should be located within walking distance to the Centre Street commercial uses and should incorporate pedestrian-friendly design elements such as separated sidewalks, shady street trees, and safe crossing opportunities.

3.6: Halpin							
Land Use	Acres <sup>1</sup>	Land Use Distribution	Units/Acre	Existing Units <sup>2</sup>	Potential New Units	Population <sup>3</sup>	Non Res. Square Feet <sup>4</sup>
Residential Single Family (RSF)	8	4.3%	2.0	2	13	55	
Commercial Service (CS)	9	4.9%	-	1	-	4	53,600
Habitat (H)	30	16.2%	-	0	-	0	
Agriculture (AG)	123	66.4%	-	-	-	-	
Streets, Trails, etc.	15	8.0%	-	-	-	-	
<b>Sub-Total</b>	<b>185</b>	<b>100.0%</b>	<b>-</b>	<b>3</b>	<b>13</b>	<b>59</b>	<b>53,600</b>
<b>Total</b>	<b>185</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>16</b>	<b>59</b>	<b>53,600</b>

Notes:

1. Represents gross acreage, including internal streets and alleys.
2. Existing units may be replaced by new units. The existing dwelling unit in the Commercial Service land use area may be replaced in a residential single family area.
3. Population estimates are based on 3.66 persons per household.
4. Non-residential floor area is based on floor area averages for each land use area, build-out assumptions of less than 100% in the Commercial Retail, Mixed Use and Commercial Service areas.

### **3.5 Peck Ranch Master Plan Area**

There are about 633 acres of the Peck Ranch within the Shandon Study Area, 98 of which are located within the Shandon URL and make up the Peck Ranch Master Plan Area. The larger Peck Ranch extends westward well beyond the Shandon Study Area (see Figure 3.4 for the locations of these areas).

The Peck Ranch presents an opportunity to embrace proximity to Crawford W. Clarke Memorial Park by introducing residential and commercial uses to the north and west, creating a “village” atmosphere that is a logical expansion of the downtown core. This expansion area is accessible from Centre Street along First Street or via new connecting streets west of the park. It is within a walkable distance from Centre Street via pedestrian and bicycle access through the park, allowing a pleasant separation from vehicular traffic.

The Peck Ranch property is intended to provide opportunities for local employment and associated residential development in Shandon. In addition, development of this area could include:

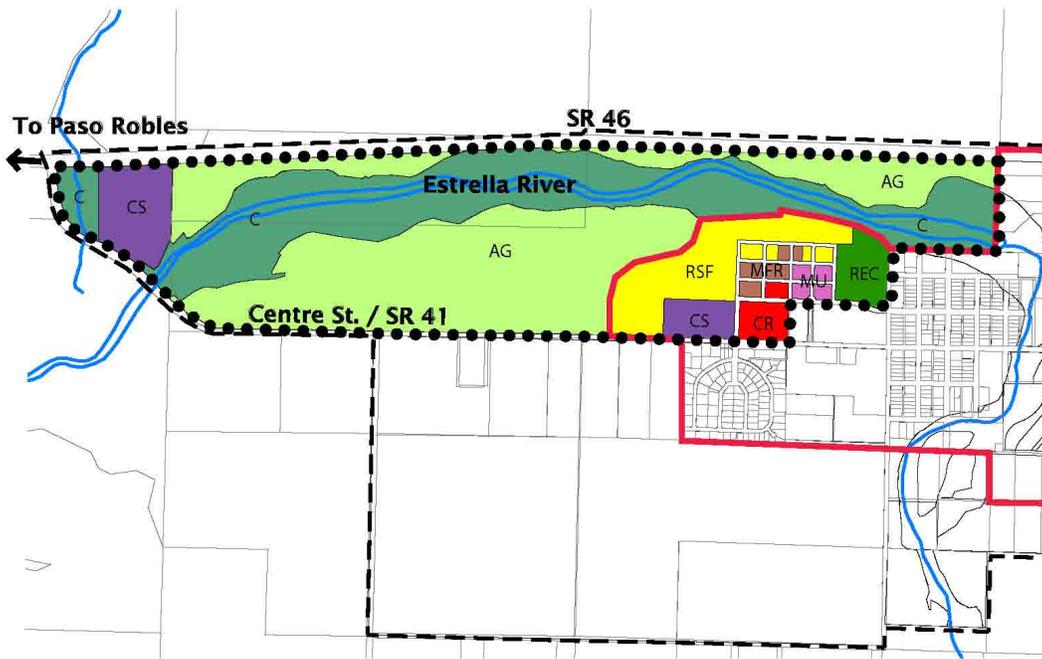
- Enhancement or expansion of the community park.
- A location for a health clinic and new civic uses, such as a new library site
- Extension of the wastewater collection system through town
- An attractive gateway along Centre Street
- Visitor-serving uses at West Centre Street and SR 46 (outside of the URL).

Most of the Peck Ranch Master Plan Area is subject to Land Conservation Act contracts. Notices of non-renewal on those contracts will expire in February 2015. Until that time, only that development permitted under the Agriculture land use category and in the specific contracts is allowable.

Development within this area will require preparation of a Master Plan consistent with the land uses shown in Figure 3.4, including the Commercial Retail and Commercial Service uses along Centre Street.

#### **3.5.1 Peck Ranch Master Plan Land Uses**

The land uses in the 98-acre Peck Ranch Master Plan Area consist of the following: 10 acres of Commercial Retail, six acres of Residential Multi-Family, 54 acres of Residential Single Family, 12 acres of Commercial Service, four acres of Mixed Use, and 12 acres of Recreation. Buildout of this Master Plan Area could support approximately 422 dwelling units with 1,545 people, and a maximum of 140,300 square feet of retail and commercial service uses.



**LAND USES**

- AG Agriculture
- CR Commercial Retail
- CS Commercial Service
- C Creek Area
- REC Recreation
- MU Mixed Use
- MFR Residential (13-20 du/ac)
- RSF Residential (2-12 du/ac)

**MAP FEATURES**

- Urban Reserve Line
- Study Area
- Creeks
- Peck Ranch Master Plan Area

Note: The street layout and placement of land use areas on the Master Plan Areas are conceptual. Please refer to Section 3.2 that describes the process and timing for establishing the actual locations.



**Figure 3.4**  
Peck Ranch Master Plan Area

Table 3.7 shows a summary of the different land use types within the Peck Ranch Master Plan Area, the approximate acreage for each land use type and the relative distribution of land (percentage) for each land use type. (Section 3.1 provides a description of each land use type). Where residential uses are allowed, the table identifies the average number of dwellings in terms of dwelling units per acre, potential new units that could be added based on the acreage of each land use type, and population estimates. Non-residential uses are characterized in terms of potential floor area in square feet. The total figures are the maximum at plan buildout. Figure 3.4 – Peck Ranch Master Plan Areas illustrates where the land use areas are located.

<b>3.7: Peck Ranch</b>							
<b>Land Use</b>	<b>Acres <sup>1</sup></b>	<b>Land Use Distribution</b>	<b>Units /Acre</b>	<b>Existing Units</b>	<b>Potential New Units</b>	<b>Population <sup>2</sup></b>	<b>Non Res. Square Feet <sup>3</sup></b>
<b>Residential Single Family (RSF)</b>	54	8.5%	4.3	-	300	1098	-
<b>Residential Multi-Family (RMF)</b>	6	0.9%	13.6	-	82	300	-
<b>Commercial Retail (CR)</b>	10	1.6%	-	-	-	-	26,500
<b>Commercial Service (CS)</b>	36	5.6%	-	-	-	-	80,400
<b>Mixed Use (MU)</b>	4	0.6%	10	-	40	146	47,100
<b>Recreation (Rec)</b>	12	1.9%	-	-	-	-	-
<b>Creek Area (C)</b>	184	29.1%	-	-	-	-	-
<b>Agriculture (AG)</b>	257	40.4%	-	-	-	-	-
<b>Streets, Trails, etc. (includes Hwy)</b>	70	11.1%	-	-	-	-	-
<b>Total</b>	<b>633</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>422</b>	<b>1,545</b>	<b>164,000</b>

Notes:

1. Represents gross acreage, including internal streets and alleys.
2. Population estimates are based on 3.66 persons per household.
3. Non-residential floor area is based on floor area averages for each land use area, build-out assumptions of less than 100% in the Commercial Retail, Mixed Use and Commercial Service areas. Approximately 24,000 square feet of floor area would be located on the detached CS site located outside of the URL.

The Commercial Service area on the Peck Ranch is intended to provide two distinct uses. The 25.8 acres of Commercial Service along Highway 46 are intended for visitor-serving uses and the 14.2 acres along Centre Street are intended for business park uses. The visitor-serving site will utilize an on-site well and septic system; therefore, the FAR will likely be less than 0.20. Uses could include a service station, lodging and visitor-related retail sales. Site design should include smaller, low-profile buildings with a village character and setting and/or agricultural style that blends with the surrounding area. Landscape materials should be selected to significantly break-up the views from Highway 46 and West Centre Street.

The business park area would accommodate light-industrial, office and other businesses that could provide head-of-household jobs. FAR for the business park should be close to 0.35, allowing additional room for larger landscape areas along Centre Street. As with the site in the Halpin Master Plan Area, it is important for this site to develop in a timely manner so that commercial development keeps pace with residential development and the economic policies in Chapter 2 are implemented.

The 12-acre Commercial Retail area is located adjacent to Centre Street and the existing Fire Station. It should accommodate one or more parking-dependent retail tenants such as a grocery or drug store. This area could also provide a site for a health clinic or other civic use.

Mixed Use areas located north of the community park help create a “village”-style development by blending commercial and residential uses. FARs in this area should be 0.5 or higher. Two-story buildings should front onto either the park or a central green or plaza. Uses should be pedestrian-oriented and complement the park, such as cafés, ice cream parlors, coffee shops, and boutique-style shops. Retail shops should be located on the ground floor, with residential units or office space located above. Blocks should be shorter to allow for more corner stores. Street parking should be limited, with shared parking facilities located away from the activity center.

Residential uses within the Peck Ranch include Residential Single Family, Multi-Family Residential, and Mixed Use. Residential Single Family areas should be developed at a density similar to that of neighboring residential units and include an opportunity to increase density up to 12 units per acre as appropriate. Multi-Family residential areas allow up to 20 units per acre and are intended to provide much needed rental and affordable housing. Mixed Use development would be allowable with densities of up to 10 units per gross acre. Concentrating residential density in this area will increase the number of people within walking distance to the adjacent commercial uses and the downtown.

The Peck Ranch includes two additional areas of Recreation (REC) land. One area is approximately four acres in size to allow for expansion of the community park for additional active use facilities. Another area is adjacent to First Street. This site would act as a transition from the adjacent residential neighborhood. It is envisioned that passive recreational uses such as a walking trail, community garden, picnic areas, plaza, or bandstand could be located there.

## **3.6 Combining Designations**

Combining designations are special overlay categories applied in areas of the county with hazardous conditions or special resources. In those areas, more detailed review is needed to avoid adverse environmental impacts or effects of hazardous conditions on proposed development projects. The following areas are subject to special combining designations. In some cases, specific standards have been adopted for an area where a combining designation is applied. Those standards are found in Article 9 of the Land Use Ordinance (Chapter 22.110 – Shandon/Carrizo Planning Area) and are summarized in Chapter 9 of this Community Plan. The standards apply to development proposals, in addition to the standards of Chapter 22.14 of the Land Use Ordinance.

### **3.6.1 Estrella River, Cholame Creek, and San Juan Creek Flood Hazard (FH)**

The Estrella River begins at the confluence of Cholame Creek and San Juan Creek and flows in a westerly direction towards the Salinas River. Cholame Creek drains toward Shandon, flowing in a southwesterly direction, and San Juan Creek flows in a northerly direction from the southeast. According to the Federal Emergency Management Agency (FEMA), the floodplains of all of these creeks are designated as Zone A, which means that they are special flood hazard areas that are capable of being inundated by a 100-year flood (See Figure 7.6). Floodplains are considered a high-level constraint due to flooding hazards and channel instability. Existing parcels and proposed development within the floodplain are subject to FEMA and County Land Use Ordinance development standards and requirements. The 100-year flood levels on these water courses are designated Flood Hazard on the official Combining Designation maps.

### **3.6.2 Shandon Liquefaction (GSA)**

The entire area within the Shandon Urban Reserve Line has a high potential for liquefaction according to the Safety Element of the County General Plan. Due to the presence of unconsolidated alluvial material and shallow groundwater, there is a high potential for liquefaction and seismically-induced settlement.

### **3.6.3 Shandon Vicinity Creek and Habitat (SRA)**

The areas identified as Creek Area (C) and Habitat Area (H) in this Plan are included in the SRA combining designation on the Official Maps. The Creek Areas correspond to the 100-year floodplains of Cholame Creek, San Juan Creek and the Estrella River. The riparian forest and a portion of the adjacent upland areas associated with the Estrella River, Cholame Creek and San Juan Creek are important wildlife habitat for the San Joaquin kit fox, Western burrowing owl and other wildlife species, and serve as important corridors for wildlife movement.

The area identified as a Habitat Area (H) in this plan is another important wildlife movement corridor that is located near the base of the hillside at the easterly edge of the community. Development will need to comply with the stream setbacks and other applicable provisions in the Shandon Community Plan Habitat Conservation Plan (HCP).

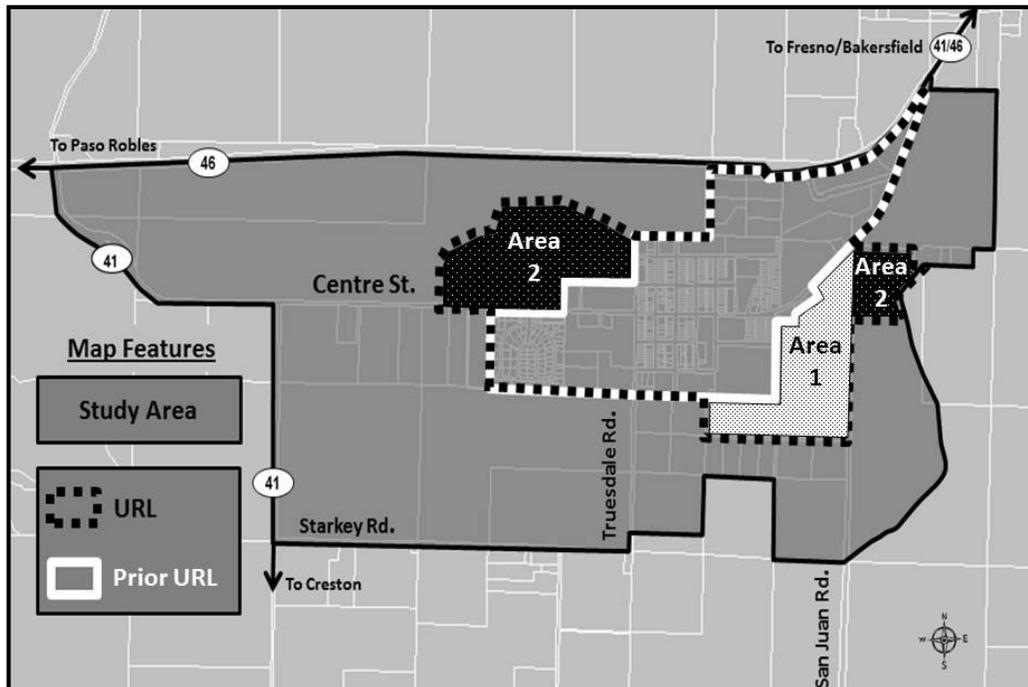
The Shandon Vicinity Creek and Habitat Areas provide a buffer between urban development and agricultural uses. Ultimately, they may ultimately contain passive recreational uses or remain as undeveloped portions of larger properties, with more intensive uses located outside of these Creek and Habitat areas.

## 3.7 Land Use and Neighborhood Design Policies

### *Communitywide*

- LUND-1 Balance residential, commercial and other development in order to provide the best opportunity to meet the employment opportunities and the daily shopping, recreational and other needs of the growing community.
- LUND-2 In order to help maintain the community's character within its rural setting, expansion of the community should occur first on infill lots (within the URL that existed prior to adoption of the 2012 Community Plan) or within Area 1, as shown in Figure 3.5, prior to development on the agricultural lands in Area 2 of Figure 3.5. Development within Area 2 may occur prior to development on infill lots or development in Area 1 if it meets one or more of the following criteria:
- It provides a land use that cannot be accommodated on an infill lot or within Area 1 of Figure 3.5;
  - It provides convenient neighborhood shopping or services;
  - It helps provide a sufficient amount of development needed to finance community-scale infrastructure;
  - It is determined by the Planning Director that the infill lots and Area 1 are sufficiently built-out; or,
  - It is determined by the Planning Director that there has been a lack of interest to develop the infill lots and Area 1.

**Figure 3.5**  
Community Expansion



- LUND-3 Locate most medium and high-density residential uses and higher-intensity non-residential uses within one-quarter mile of future transit stops and/or neighborhood serving commercial centers.
- LUND-4 Encourage a mix of uses in neighborhood centers through the review and approval of proposed development projects as follows:
- In neighborhood centers that have a mix of land-use designations, give strong consideration to incorporating uses such as neighborhood commercial, civic and institutional uses, parks and open space, and plazas and squares as appropriate into development proposals. Make exceptions for uses that are found to be infeasible or unnecessary at the particular location, for example, because they are provided in close proximity.

### ***Commercial***

The following commercial design policies apply within the **Commercial Retail (CR), Commercial Service (CS), and Mixed Use (MU) areas (refer to Figure 3.1.2).**

- LUND-5 Encourage compact urban form by allowing floor area ratios consistent with those found in small downtowns rather than suburban settings.
- LUND-6 Commercial development should be designed to foster walking within the commercial area and connect to adjacent neighborhoods. Utilize compact form where appropriate to maximize proximity to commercial uses.
- LUND-7 Locate and design commercial and mixed-use development to become hubs of social and economic activity.
- LUND-8 Locate pedestrian-oriented uses on the ground floor of each non-residential structure. These may include walk-in uses such as restaurants, retail stores, health/fitness facilities, personal services, community service organizations, and similar uses.
- LUND-9 Avoid “commercial strips” where long blocks are dominated by parking lots, and encourage the grouping of commercial land uses in core areas.
- LUND-10 Work with the community to establish and maintain an architectural style that reflects community preferences.
- LUND-11 Commercial development shall provide appropriately-scaled public amenities such as plazas or gathering places, outdoor dining, architectural and landscape features, fountains, art, and street furniture.
- LUND-12 New commercial developments should incorporate design elements to minimize visual and noise impacts and achieve compatibility when adjacent to residential neighborhoods.
- LUND-13 Commercial uses that require large amounts of parking should be located away from the downtown core.

### ***Residential***

- LUND-14 Design new residential development projects to integrate with existing neighborhoods where possible. Design new subdivisions so that individual, separately-developed projects work together to create true neighborhoods with a sense of identity, rather than disjointed or isolated enclaves.
- LUND-15 Design multi-family development to be compatible with surrounding single family residential development in form and architectural character.
- LUND-16 Encourage the development of multi-family residential units together with single family development in order to achieve the overall mix of multi-family and single family residential development in the land use plan.
- LUND-17 Provide adequate buffers between residential and incompatible non-residential land uses, consistent with County standards.
- LUND-18 Discourage residential developments that appear as continuous walled-off areas disconnected and isolated from the rest of the community. Although walls and fences may be useful for security, sound attenuation, and privacy, employ other creative design solutions using a variety of materials, heights, lengths and landscape materials where feasible in order to meet these objectives and create a welcoming neighborhood appearance.
- LUND-19 Provide a mix of residential housing types affordable to a wide range of income groups, consistent with the goals, policies and programs of the San Luis Obispo County General Plan.

### ***Open Space and Recreation***

- LUND-20 Provide adequate open space, trails, parks, and recreational facilities that are centrally located and linked throughout the community in order to meet the needs of the community residents.

## **3.8 Land Use and Neighborhood Design Implementing Programs**

- LUNDIP-1 Work with the community to identify grants or other programs to help redevelop single family residences into live-work arrangements.
- LUNDIP-2 Coordinate with Caltrans to relocate their maintenance yard on Centre Street to a more suitable location.
- LUNDIP-3 If there is interest and a likely source of funding (see PEIP-2 in Section 2.4 of this Plan), work with business and property owners and the community to prepare and implement a downtown enhancement plan that could include traffic calming measures, street trees, landscaping, lighting, street furniture, and gateway amenities. This program is dependent upon completion of a route transfer of this section of Centre Street from Caltrans to the County.